

006.0

0003

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

917,100 / 917,100

USE VALUE:

917,100 / 917,100

ASSESSED:

917,100 / 917,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANNING KEITH W
Owner 2:	
Owner 3:	

Street 1: 16 LAKE STREET

Street 2: APT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	13 - Multi-Garden			Full Bath:	3	Rating:	Average	OF=SINK IN BMT.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Fair										
Roof Struct:	2 - Hip			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average										
Color:	TAN			A Kits:		Rating:											
View / Desir:				Frl:		Rating:											
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1923	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	7	2					
Sec Int Wall:		%		Economic:				Additions:		1	6	2					
Partition:	T - Typical			Special:				Kitchen:									
Prim Floors:	3 - Hardwood			Override:				Baths:									
Sec Floors:		%		Total:	31	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	170.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.05919719			General:									
Electric:	3 - Typical			Const Adj.:	0.98980200			COMPARABLE SALES									
Insulation:	2 - Typical			Adj \$ / SQ:	178.227			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	124541												
Heat Fuel:	1 - Oil			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	2			NBHD Mod:													
% Heated:	100	% AC: 100		LUC Factor:	1.00												
Solar HW:	Yes	Central Vac: NO		Adj Total:	705378												
% Com Wall:		% Sprinkled:		Depreciation:	218667			Juris. Factor:		Before Depr:	178.23						
				Depreciated Total:	486710			Special Features:	0	Val/Su Net:	111.40						
								Final Total:	486700	Val/Su SzAd:	189.67						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:								Net Sketched Area:	4,369	Total:	580,837						
SPEC FEATURES/YARD ITEMS				Serial #:		Year:		Size Ad:	2566	Gross Are:	5227	FinArea:	3440				
PARCEL ID 006.0-0003-0018.0																	
IMAGE																	
AssessPro Patriot Properties, Inc																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100		5,100
19	Patio	D	Y	1	10X10	A	AV	2015	6.00	T	5	104			600		600
More: N				Total Yard Items:				5,700	Total Special Features:						Total:	5,700	